

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** March 2, 2016

**Applicant:** Rob D. Hellyer, owner

**Property:** 901 Harvard (107 E 9<sup>th</sup>) Street, Lot 12, Block 230, Houston Heights Subdivision. The property includes a historic 896 square foot, one-story wood frame single-family residence and 3,267 square foot commercial structure situated on a 6,600 square foot (50' x 132') corner lot.

**Significance:** Contributing Bungalow-style residence, constructed circa 1920, located in the Houston Heights Historic District South. Also on the property is a one-story former commercial structure. The applicant claims the house was moved to the current location in the 1980s and that many alterations were done, including the porch, front door and side addition, by the previous owner.

**Proposal:** Project Type – Construct five rooftop dormers (four facing E 9<sup>th</sup> Street and one facing the rear)

- Install a centrally located interior chimney
- Convert a south facing garage door to a pair of windows (facing E 9<sup>th</sup> Street).
- Convert a west facing garage door to a pair of windows
- Convert a portion of the western extension into an inset porch (facing west and to the rear)
- Remove the non-original 117 wood siding and replace with smooth cementitious lap siding with a 5" reveal

See enclosed application materials and detailed project description on p. 5-18 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received at this time.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO





CURRENT PHOTO



**3D RENDERING**

**PROPOSED**

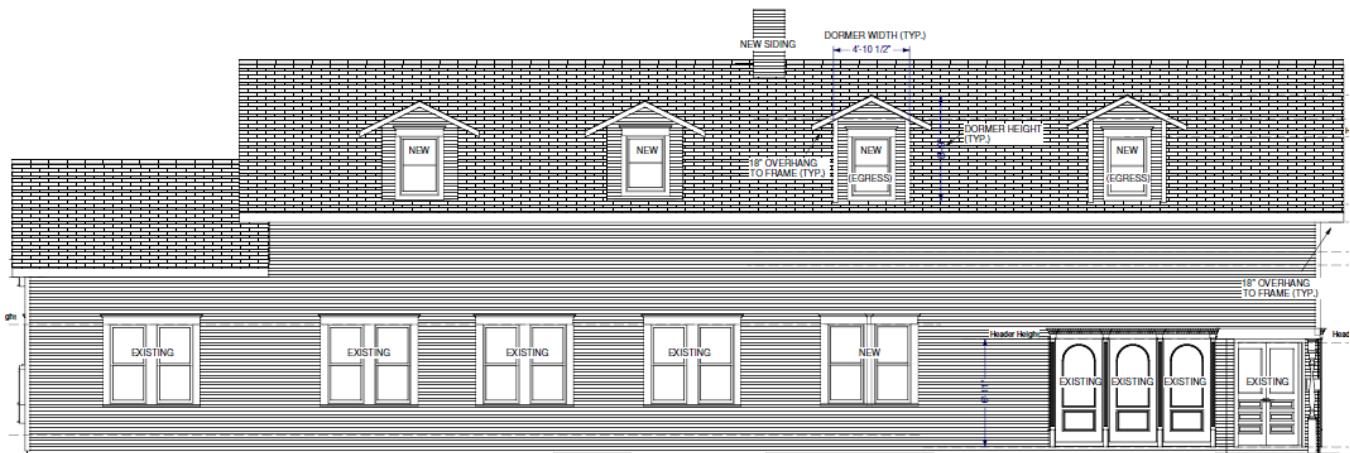


**SOUTH ELEVATION – FRONT FACING E 9<sup>TH</sup> STREET**

EXISTING

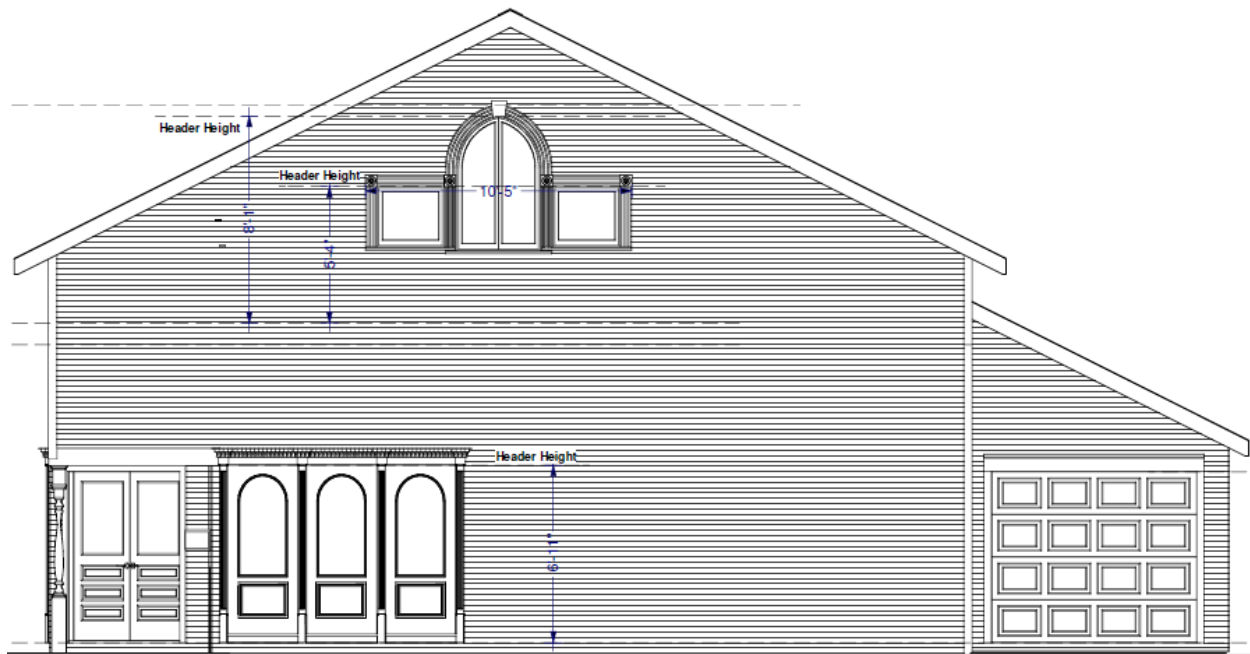


PROPOSED

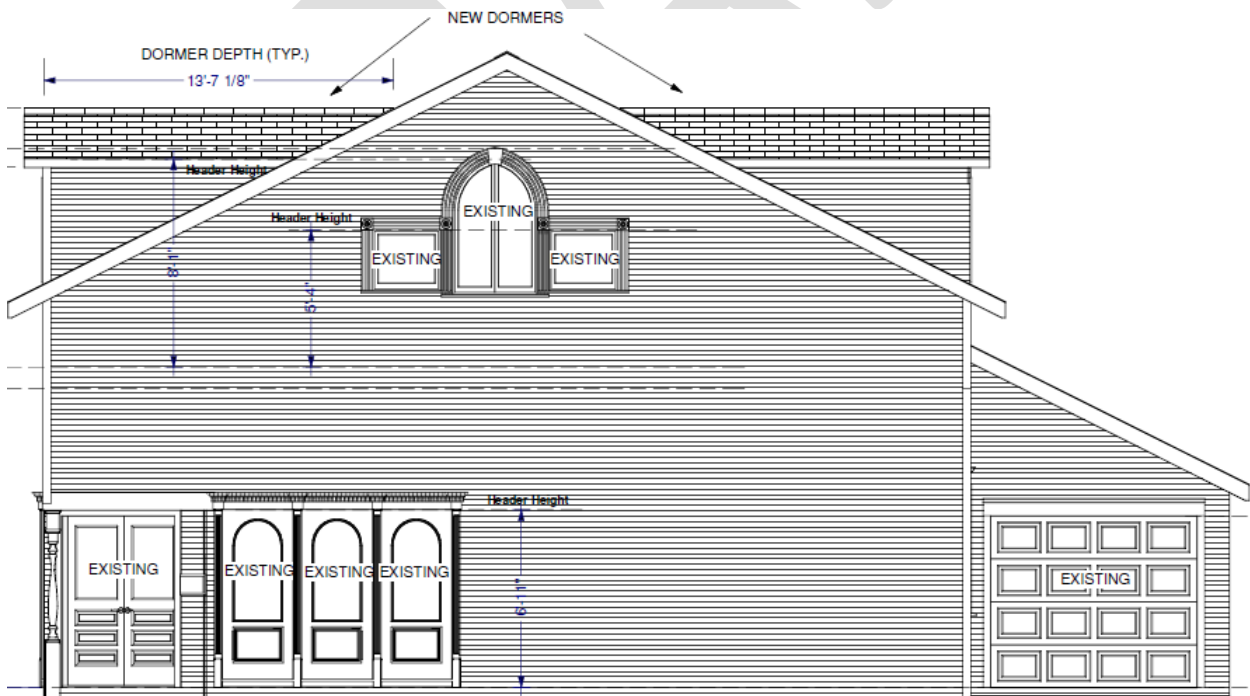


**EAST SIDE ELEVATION – FACING HARVARD STREET**

EXISTING



PROPOSED



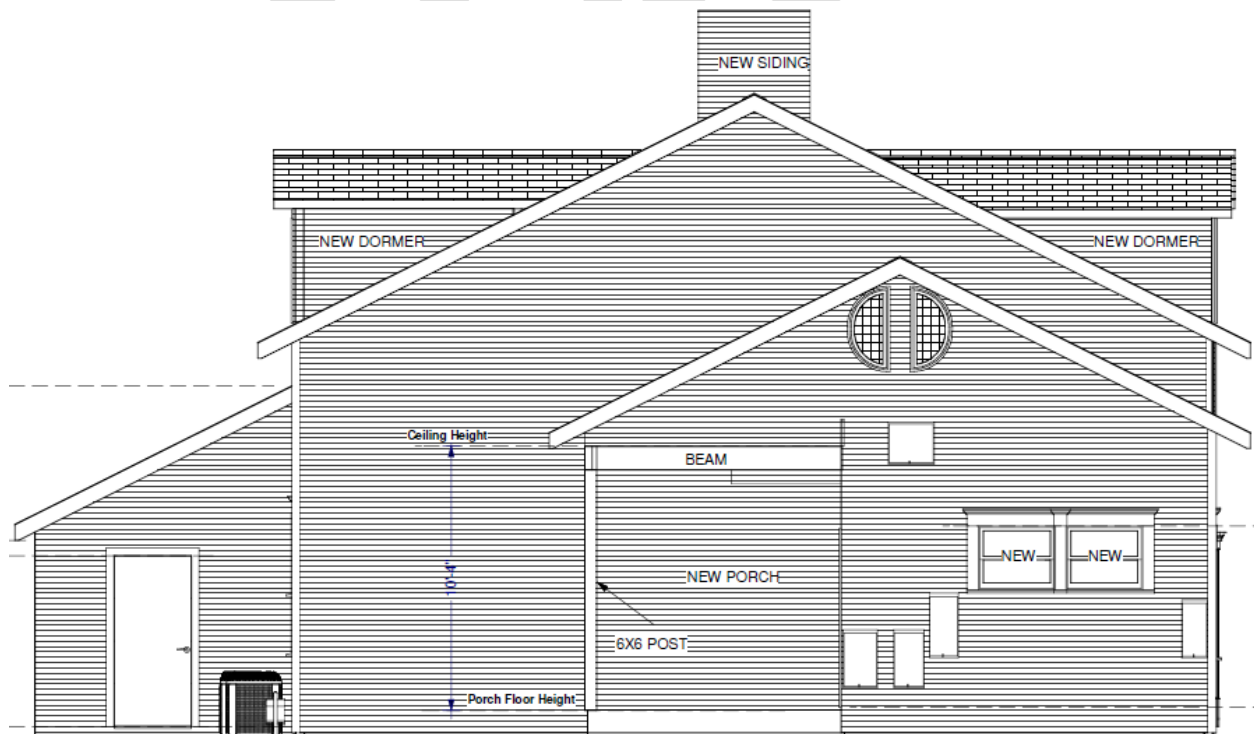


WEST SIDE ELEVATION

EXISTING



PROPOSED

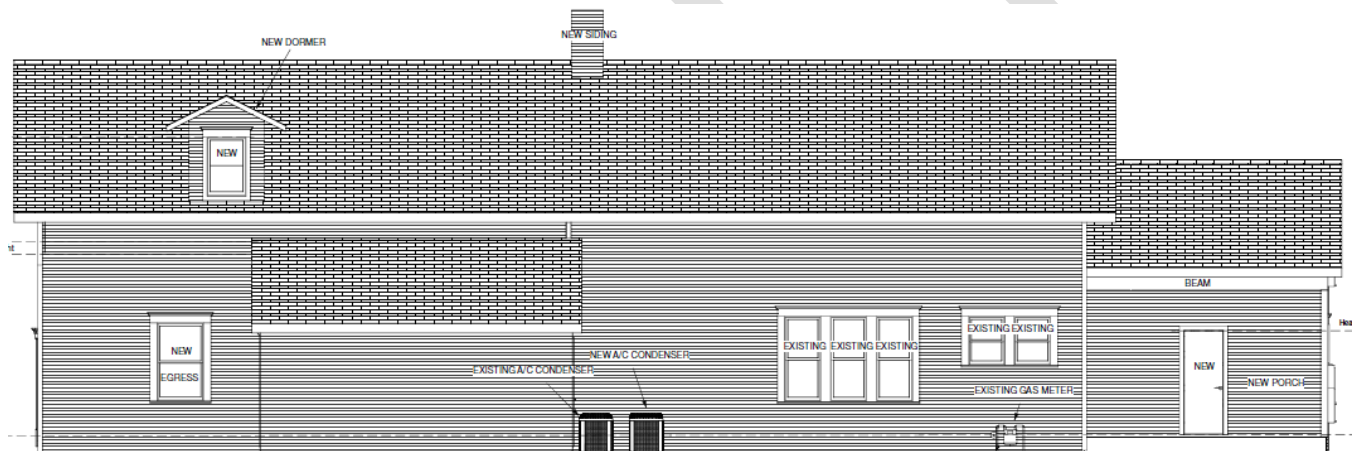


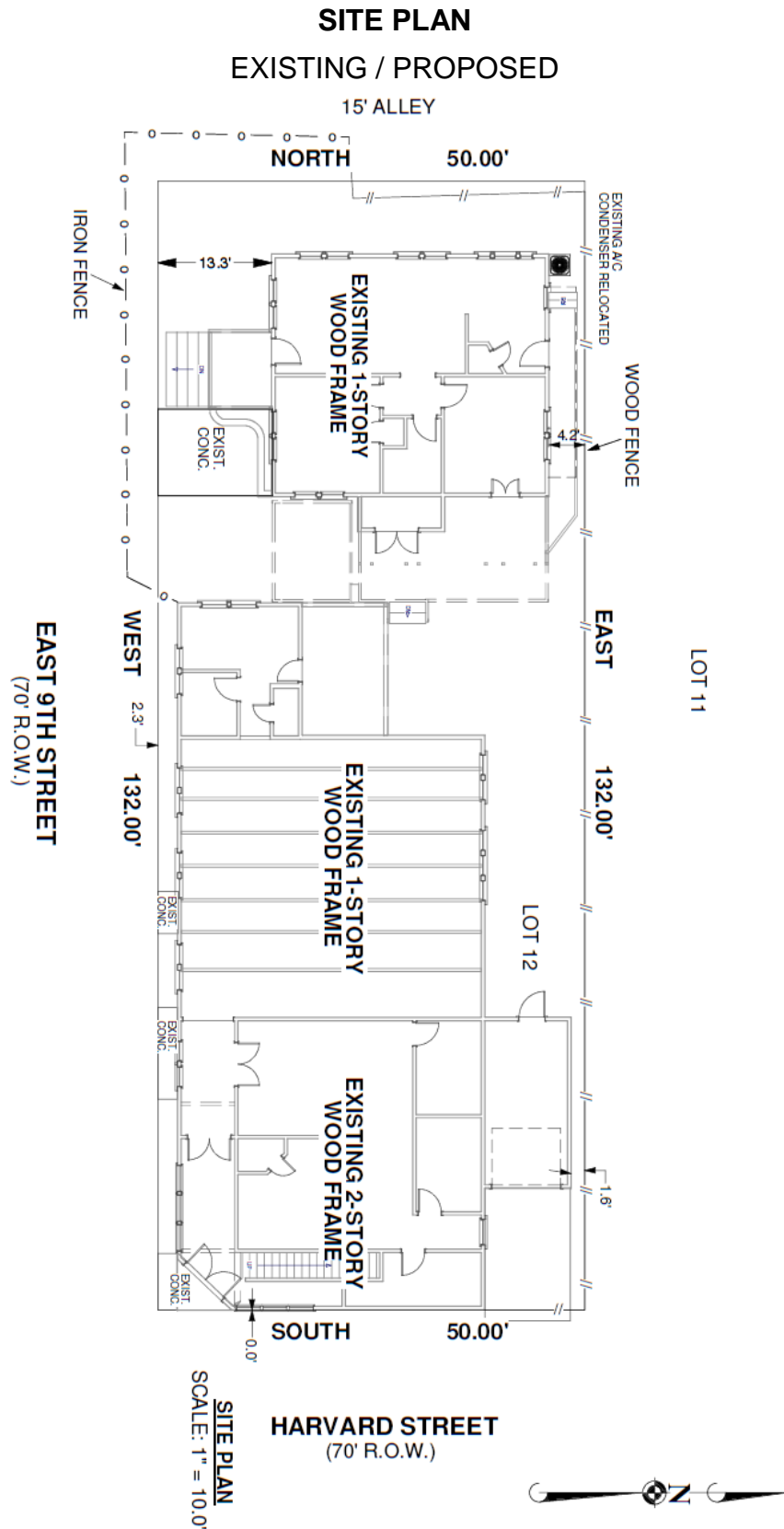
**NORTH (REAR) ELEVATION**

EXISTING



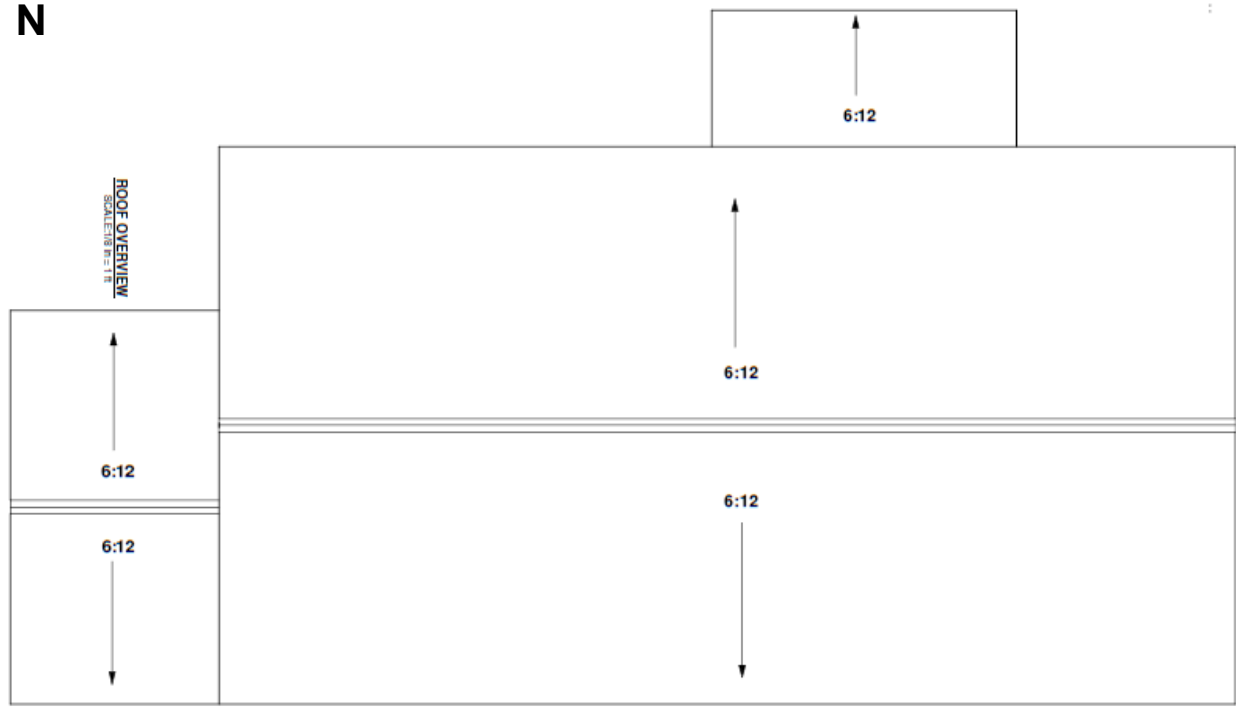
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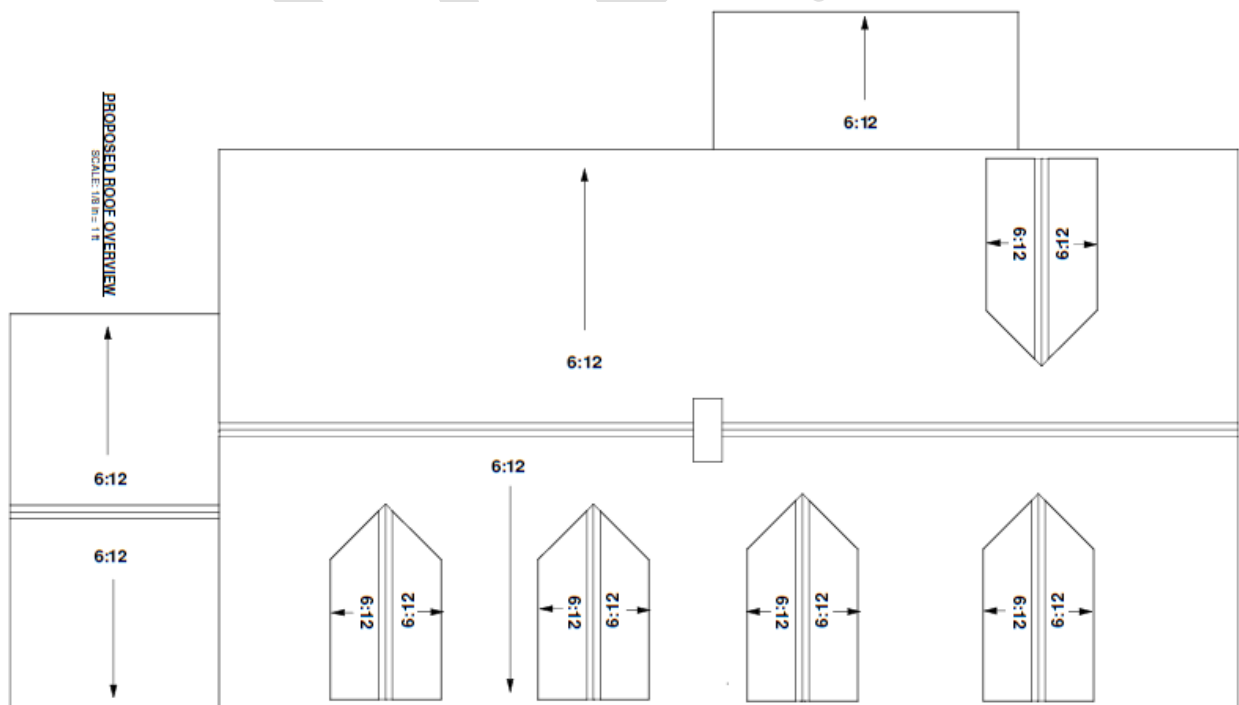


## ROOF PLAN

EXISTING



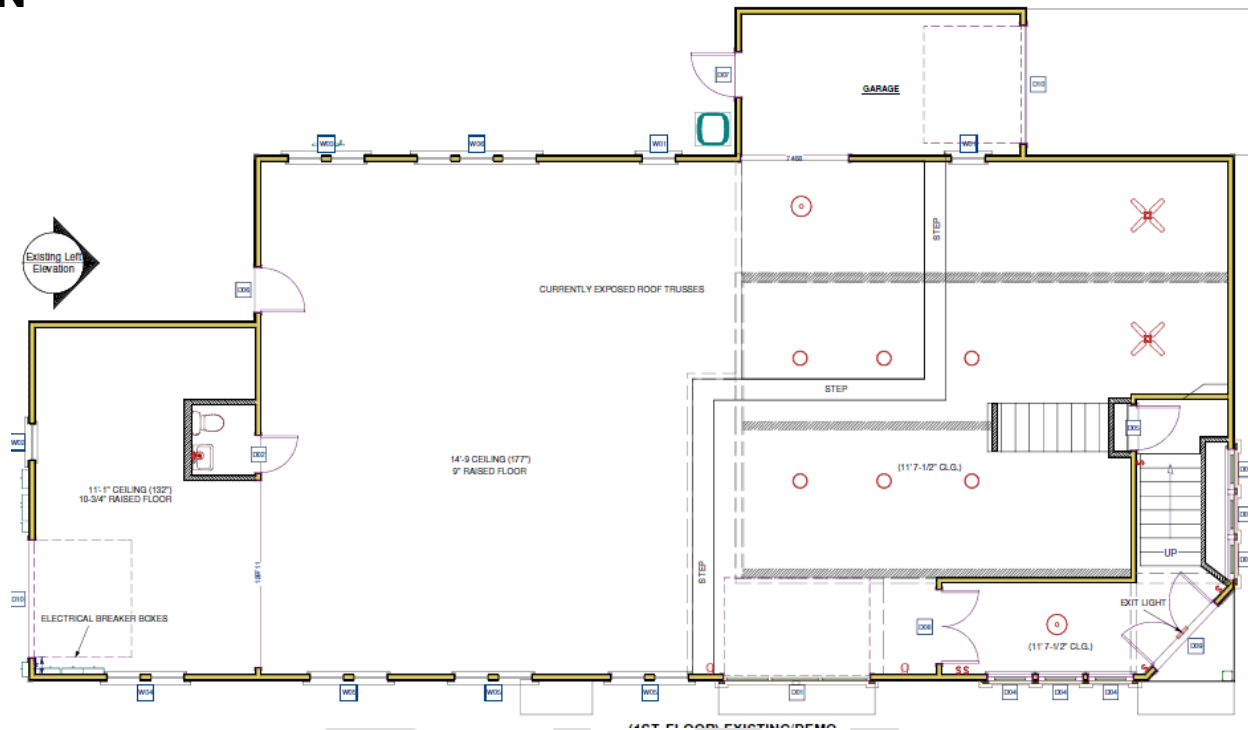
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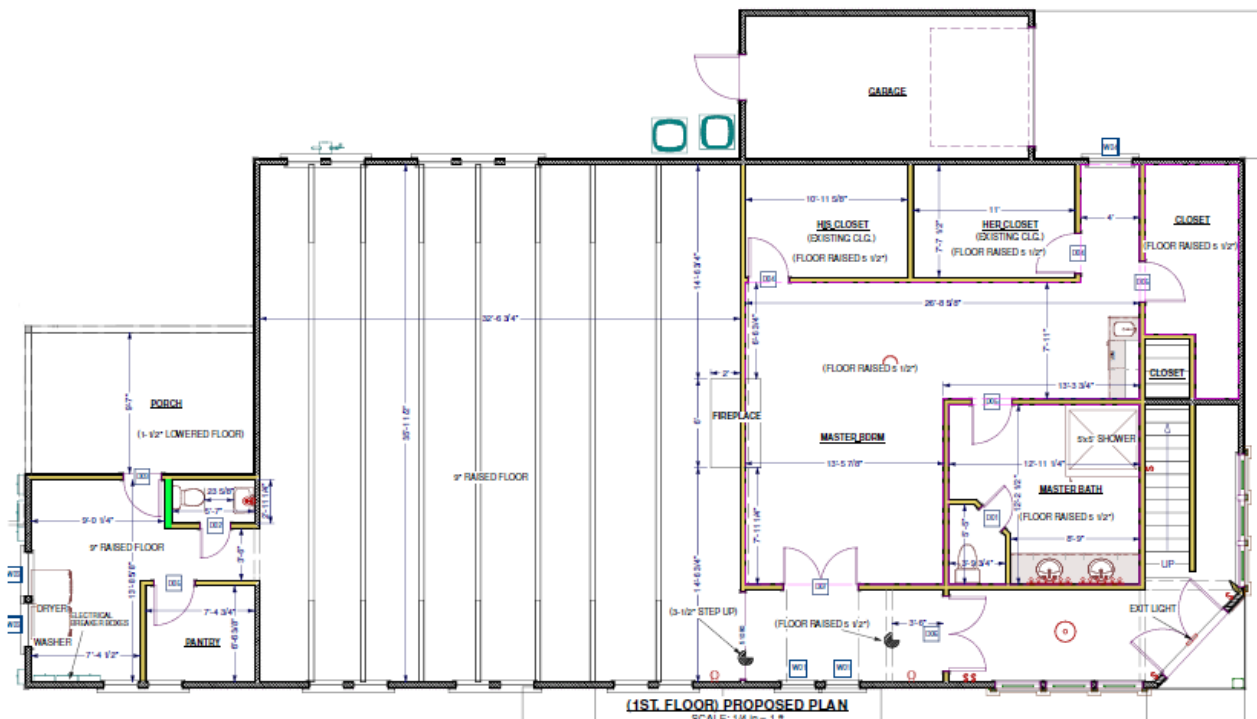


## FIRST FLOOR PLAN

EXISTING



PROPOSED

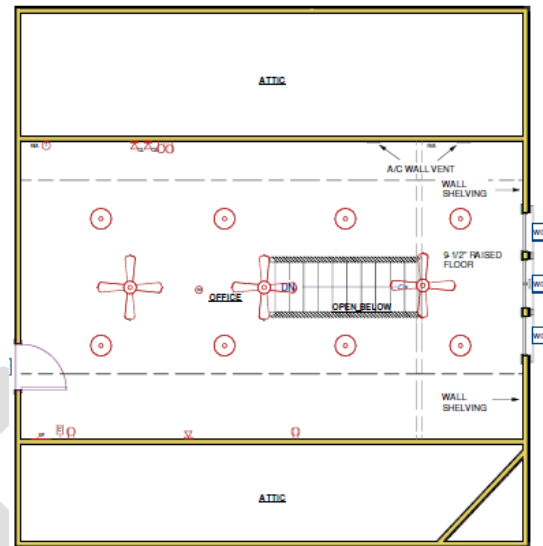




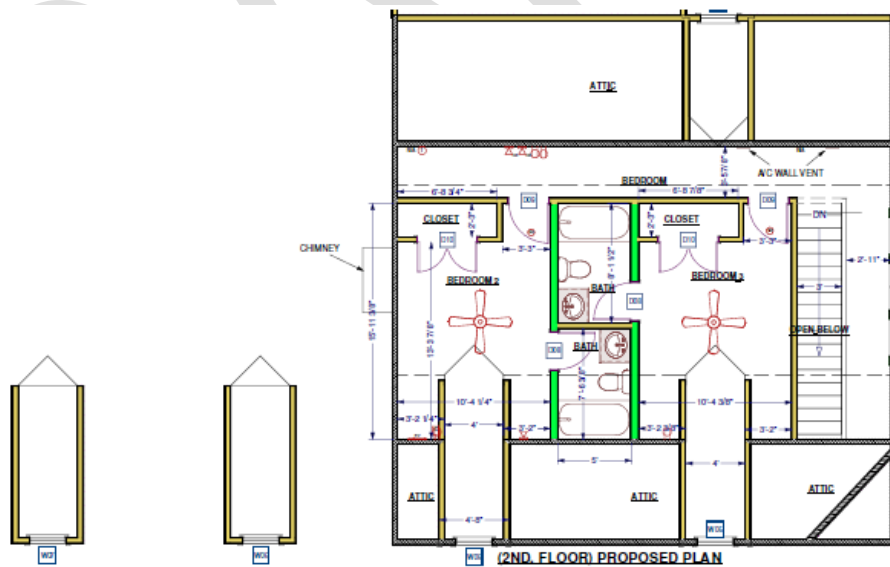


## SECOND FLOOR PLAN

EXISTING



PROPOSED



**WINDOW / DOOR SCHEDULE**

## EXISTING

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS
D01	1	1	10068	GARAGE-GLASS	1 3/4"
D02	1	1	2668 L IN	HINGED-DOOR P04	1 3/8"
D03	3	1	2967 R EX	EXT. HINGED-DOOR E17	1 3/4"
D04	3	1	3067 R EX	EXT. HINGED-DOOR E17	1 3/4"
D05	1	1	3068 L IN	HINGED-DOOR E08	1 3/8"
D06	1	1	3068 R EX	EXT. HINGED-DOOR P09	1 3/4"
D07	1	1	3068 R EX	EXT. HINGED-SLAB	1 3/4"
D08	1	1	5068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/4"
D09	1	1	6068 L/R EX	EXT. DOUBLE HINGED-DOOR E08	1 3/4"
D10	2	1	8068	GARAGE-GARAGE DOOR P02	1 3/4"
D11	1	2	3068 R EX	EXT. HINGED-DOOR P09	1 3/4"

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	TOP
W01	2	1	2432SH	SINGLE HUNG	89 1/2"
W02	1	1	2632SH	SINGLE HUNG	90"
W03	1	1	5332	MULLED UNIT	91"
W04	1	1	5452	MULLED UNIT	83 1/2"
W05	3	1	5452	MULLED UNIT	85"
W06	1	1	8356	MULLED UNIT	91"
W08	2	2	2724FX	FIXED GLASS	54 7/16"
W09	1	2	3353DC	DBL CASEMENT-LHL/RHR-AT	87 1/2"

## PROPOSED

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS
D01	1	1	2068 L IN	HINGED-DOOR P09	1 3/8"
D02	1	1	2068 R IN	HINGED-DOOR P09	1 3/8"
D03	1	1	2668 L EX	EXT. HINGED-SLAB	1 3/8"
D04	2	1	2868 L IN	HINGED-DOOR P09	1 3/8"
D05	3	1	2868 R IN	HINGED-DOOR P09	1 3/8"
D06	1	1	5068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/4"
D07	1	1	5068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/8"
D08	2	2	2668 L IN	HINGED-DOOR P09	1 3/8"
D09	2	2	2868 L IN	HINGED-DOOR P09	1 3/8"
D10	2	2	4068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/8"

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	TOP	EGRESS
W01	2	1	2452SH	SINGLE HUNG	89"	
W02	1	1	2630SH	SINGLE HUNG	80"	
W03	2	1	3026SH	SINGLE HUNG	85"	
W04	1	1	3050SH	SINGLE HUNG	89 1/2"	YES
W05	2	2	26310SC	SNGL CASEMENT-HR	88 1/2"	YES
W06	1	2	2637SC	SNGL CASEMENT-HR	49 13/16"	
W07	1	2	2639SC	SNGL CASEMENT-HR	49 7/16"	
W08	1	2	2639SC	SNGL CASEMENT-HR	88 1/2"	

## PROJECT DETAILS

**Shape/Mass:** The existing commercial building has a maximum width of 82.8' and a maximum depth of 50.3' with a ridge height of 25'-2¾". The lower western portion has a ridge height of 18'-10¾".

The applicant proposes to construct five dormers in the roof of the existing commercial structure. The dormers will be 4'-10½" wide and 6'-9" in tall. Four of the dormers will be installed on the front of the building facing E 9<sup>th</sup> Street. One dormer will be installed facing the rear. The ridge height of the dormers will be 22'-11¾". The dormers will be 13'-7" deep. A new centrally located interior chimney will be constructed. The chimney will be 2'-0" x 4'-4½". An inset porch will be carved out of the existing western lower portion. The inset porch will have a width of 15'-6¼" and will be inset (have a depth of) 10'-¼". See drawings for more detail.

**Setbacks:** The existing commercial building has a south (facing E 9<sup>th</sup> Street) setback of 2.3'; an east (facing Harvard Street) setback of 0.0'; and a north (rear) setback of 1.6'.

The existing structure will remain in its current location and the existing setbacks will not be altered as part of this proposal. See drawings for more detail.

**Foundation:** The existing foundation is a mixture of concrete and block & base. The concrete is approximately 8" above grade. The non-original block & base foundation is 9" above the concrete. The existing foundation is to remain and will not be altered. See drawings for more detail.

**Windows/Doors:** The existing structure features paired 1-over-1 wood windows and a garage door facing E 9<sup>th</sup> Street. Store front windows and doors wrap the corner. The rest of the structure features 1-over-1 wood windows. An additional garage door is located on the west elevation. The gable on the west elevation also features two half-circle gridded windows. The gable on the east elevation features a gothic-arched Palladian window. An additional garage door is located on the east elevation.

The existing garage door facing E 9<sup>th</sup> Street will be converted into a pair of windows. The new windows on the first story will be wood. The five proposed dormers will each have a single 1-over-1 vinyl window. The existing front doors in the clipped corner (Harvard and E 9<sup>th</sup>) will be retained, but the glazing will be replaced with stained leaded glass. See drawings for more detail.

**Exterior Materials:** The existing commercial building is clad with 117 wood siding. This is not the original wood siding and was installed in 2010.

The existing 117 wood siding will be removed and replaced with smooth cementitious lap siding with a 5" reveal.

**Roof:** The existing commercial structure features a composition shingle side gable roof with a pitch of 6:12 and an eave height of 14'-10½". The lower western portion features an eave height of 11'-4¼".

The proposed dormers will have a composition shingle gable roof with a pitch of 6:12 and an eave height of 20'-8¾". The remainder of the roof will not be altered. See drawings for more detail.

**Front Elevation:** The existing commercial structure features four pairs of windows, a garage door and a storefront system on the first story. There is no fenestration above.

**(South)**

The proposed addition will include the removal of the garage door and installation of a new pair of windows. Four dormers will be installed in the roof. A new interior chimney will be installed centrally in the roof. See drawings for more detail.

**Front Elevation:** The first story features a storefront system and garage door while a gothic-style Palladian window is located in the gable.  
**(East)**

The sides of the proposed dormers will extend from the existing roof. See drawings for more detail.

**Side Elevation:** The existing west elevation features a garage door window and two additional doors on the first story while the smaller gable features a two part half circle gridded window.  
**(West)**

The existing garage door will be removed and replaced with a pair of windows. The existing window will be removed. The rear (northern) portion of the space will be inset to create a porch. The adjacent door will be removed while the northern door is to remain. . See drawings for more detail.

**Rear Elevation:** The existing rear elevation features six windows on the first-story.

**(North)** An additional window will be installed on the eastern portion of the rear while a single window will be removed. A new door will be installed at the inset porch. A single dormer will be installed on the eastern portion of the roof. See drawings for more detail.

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